

GSA Southeast Federal Center Washington, DC



Following the transfer, the site uses shifted to administrative, light industrial and storage. Prior ordnance research, production and waste management contributed to on site contamination.

\$30 million to conduct environmental investigation, remediation, and demolition activities at the facility. SEFC has prioritized the cleanup of contaminated areas with consideration toward potential redevelopment opportunities.

The Benefit

In March 2002, GSA signed a lease agreement with JBG/SEFC Ventures, LLC of Washington, D.C. allowing JBG to build a new Department of Transportation headquarters at the SEFC. The new 1.35-million-square-foot facility will be built on 11 acres of the 55 acre site. Under the terms of the agreement, GSA will convey the land to JBG. The purchase and renovation cost approach \$825 million. The agreement marks the culmination of a decade long planning effort.

The geographical area and the substantial minority population make the facility a part of EPA's Anacostia Initiative and the Environmental Justice Initiative. The GSA plans to continue development of the SEFC and its waterfront to include mixed uses of administrative offices, retail space, waterfront park, and entertainment venues for the public.

For More Information

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The Challenge

The Southeast Federal Center (SEFC) is an approximately 55-acre portion of the Washington Navy Yard (WNY), a former industrial site that borders the Anacostia River. The SEFC is within two miles of the United States Capitol Building in Washington, D.C.

The SEFC was transferred from the Washington Navy Yard in 1963, and is operated by the General Services Administration (GSA). The WNY was established in 1799 primarily as an area for shipbuilding activities. A portion of the WNY was created by filling in the marsh adjacent to the Anacostia River in the early 1900's. The WNY expanded to over 125 acres between 1800 and the early 1940's.

Activities at the WNY shifted from shipbuilding to ordnance production near the turn of the 20th century. All ordnance manufacturing and production activities had ceased by 1962 before the transfer of the property from the Department of the Navy to the GSA.

The Solution

Several environmental assessments have been conducted to determine the extent of on site contamination: Phase I (1990), Phase II (1991) and Phase II Environmental Site Assessment Update (1996). The Phase II Update was based on the premise that the site would be developed and remediation would be accomplished in conjunction with that development.

Under the 1999 EPA Administrative Order, the SEFC developed a workplan to complete the site environmental investigation. Prior to EPA and SEFC completing negotiations of the Order, SEFC made significant progress by voluntarily implementing the cleanup of several onsite contaminated soil locations.

Eleven of the 14 unoccupied buildings on the site have been decontaminated and demolished. The remaining buildings are considered historically significant and will be renovated and reused. In 1999, SEFC funding included